



MICHAEL HODGSON  
estate agents & chartered surveyors

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## WHITBURN ROAD, SUNDERLAND

£725,000

We are delighted to welcome to the market this stunning and substantial 4 bed extended semi detached house situated on Whitburn Road in Cleadon Village boasting convenient access to the village and its well respected bars, restaurants, cafes and amenities as well as offering superb transport links to the region towns and cities. This lovely home boasts spacious and versatile living accommodation benefiting from stylish and contemporary decor, a bespoke kitchen, superb bathroom suites and many extras of note. The living space briefly comprises of: Entrance Hall, Separate WC, Living Room, Kitchen / Dining / Family Room, Dining Area, Utility, Study and to the First Floor, 4 Bedrooms, Family Bathroom and En Suite to the Master Bedroom. Externally there is a front gated block paved driveway leading to the house and garage providing ample car parking whilst to the rear is a superb garden boasting an array of plants, trees and shrubs in addition to a generous paved patio area and lawn all of which back onto Cleadon Park. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached House

4 Bedrooms

Extended

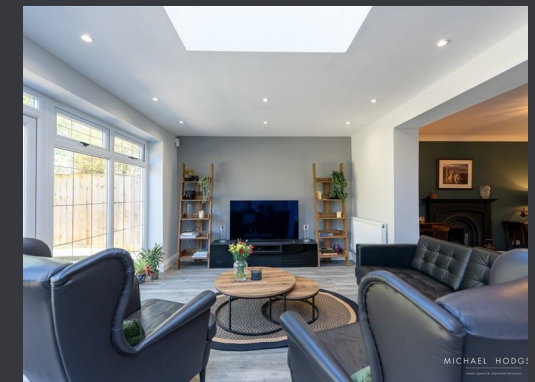
Kitchen / Dining / Family Room

Bathroom & En Suite

Superb Gardens

Viewing Advised

EPC Rating: TBC



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### Entrance Hall

The entrance hall has a double glazed window, radiator, stairs to the first floor, laminate flooring, leading to

### Living Room

19'9" x 11'10"

The living room has two double glazed windows to the front elevation, feature fire with open fire, two bespoke fitted shelving units and media wall. radiator.

### Kitchen / Dining / Family Room

A stunning light and airy open plan kitchen / dining / family room that has a double glazed lantern light to the ceiling, double glazed window, double glazed French doors leading to the rear garden, three radiators.

The kitchen is fitted with a range of floor and wall units, granite worktops, 5 ring gas hob with extractor over, electric oven, integrated fridge / freezer, dishwasher, microwave, Belfast sink with mixer tap. There is a central island with breakfast bar, wine fridge and granite worktops.

### Dining Area

15'8" x 21'4" max

The dining area has a laminate floor, radiator, ornate feature fireplace, bespoke fitted shelving unit and glass display cabinet.

### Utility

6'6" x 5'8"

Plumbed for washing machine and dryer, wall mounted gas central heated boiler, stainless steel sink and mixer tap

### Study

10'8" x 7'7"

A versatile room currently used as a study having a double glazed window to the front elevation, laminate floor, radiator, fitted desk and shelving.

### WC

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, recess spot lighting, extractor

### First Floor

Landing, laminate floor, double glazed window

### Bathroom

White suite comprising of a low level WC and a wash hand basin with mixer tap set on a vanity unit, bath with shower over, double glazed window, recess spot lighting, tiled floor, chrome towel radiator.

### Bedroom 1

15'6" max x 12'11" max

Rear facing master bedroom having a double glazed window enjoying views over the rear garden, radiator, range of fitted wardrobes with inset shelving

### En Suite

Wet room style en suite having a low level WC, wash hash hand basin with mixer tap sat on a vanity unit, radiator, walk-in shower, tiled walls and floor, double glazed window, recess spot lighting

### Bedroom 2

10'5" x 17'4"

Front facing, 2 double glazed windows, laminate floor, radiator, range of fitted wardrobes with inset shelving

### Bedroom 3

11'9" max x 17'7"

Front Facing, double glazed windows, recessed fitted wardrobes with inset drawers

### Bedroom 4

15'11" x 10'10"

Rear Facing, double glazed window, radiator

### Externally

Externally there is a front gated block paved driveway leading to the

house and garage providing ample car parking whilst to the to the rear is a superb garden boasting an array of plants, trees and shrubs in addition to a generous paved patio area and lawn all of which back onto Cleadon Park.

### Garage

Integral garage

### COUNCIL TAX

The Council Tax Band is Band

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

